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**STATE OF WASHINGTON  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
CONSUMER SERVICES DIVISION**

IN THE MATTER OF :

Affordable Terms Mortgage/ATM/Loan One, and  
Cameron T. Parkes, Owner and Designated Broker,

Respondents

NO. C-04-021-04-CO01

**CONSENT ORDER  
BETWEEN THE DEPARTMENT  
AND CAMERON T. PARKES**

COMES NOW the Director of the Department of Financial Institutions (Director), through her designee Chuck Cross, Director and Enforcement Chief, Division of Consumer Services, and Cameron T. Parkes (hereinafter as “Respondent Parkes”), and finding that the issues raised in the captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 19.146 of Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

**I. AGREEMENT AND ORDER**

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondent Parkes have agreed upon a basis for resolution of the matters alleged in Statement of Charges and Notice of Intent to Revoke License, Impose Fines, and Prohibit from Participation in the Industry, No. C-04-021-04-SC01, entered March 9, 2004, (copy attached hereto). Pursuant to chapter 19.146 RCW, the Mortgage Broker Practices Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondent Parkes hereby agrees to the Department’s entry of this Consent Order and further agrees that the issues raised in the above captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend this Consent Order to fully resolve Statement of Charges No. C-04-021-04-SC01, entered March 9, 2004.

Based upon the foregoing:

1           A. **Jurisdiction.** It is AGREED that the Department has jurisdiction over the subject matter of the activities  
2 discussed herein.

3           B. **Consent to be Bound by Order.** It is AGREED that the parties shall be bound by the terms and  
4 conditions of this Consent Order as set forth herein.

5           C. **Waiver of Hearing.** It is AGREED that Respondent Parkes has been informed of his right to a hearing  
6 before an administrative law judge, and that he has waived his right to a hearing and any and all administrative and  
7 judicial review of the issues raised in this matter, or of the resolution reached herein.

8           D. **Non-Compliance with Order.** It is AGREED that Respondent Parkes understands that failure to abide  
9 by the terms and conditions of this Consent Order may result in further legal action by the Director. In the event of such  
10 future legal action, Respondent Parkes may be responsible to reimburse the Director for the cost incurred in pursuing  
11 such action, including but not limited to, attorney fees.

12           E. **Declaration of Facts.** It is AGREED that Respondent Parkes has provided the Department a declaration  
13 stating in part:

- 14           • Respondent Parkes sold Affordable Terms Mortgage/ATM/Loan One to Robert Christianson on July  
15           1, 2000 and turned over all the official books and records of the business at that time.
- 16           • Respondent Parkes terminated his employment with Affordable Terms Mortgage/ATM/Loan One on  
17           or around July 1, 2000.
- 18           • Respondent Parkes was unaware that, following the termination of his employment, he remained listed  
19           as Affordable's Designated Broker. Respondent Parkes became aware of this fact upon receipt of the  
20           Department's Statement of Charges issued March 9, 2004.
- 21           • Respondent Parkes had no knowledge of the activities of Affordable Terms Mortgage/ATM/Loan One  
22           following the termination of his employment, including, but not limited to, payment of annual  
23           assessments, maintenance of surety bonds and response to Department directives.
- 24           • Respondent Parkes officially resigns as Designated Broker for Affordable Terms  
25           Mortgage/ATM/Loan One.

It is further AGREED that a true and accurate copy of same declaration is attached hereto and incorporated by this  
reference as if fully set forth herein.

1           **F. Resignation as Designated Broker.** It is AGREED that Respondent Parkes's request to resign as  
2 Designated Broker for Affordable Terms Mortgage shall be granted by the Department.

3           **G. Non-participation in Industry.** Respondent Parkes REPRESENTS that, as of the date of entry of this  
4 Consent Order, he is not participating in the mortgage broker industry in Washington.

5           **H. Compliance with Mortgage Broker Laws.** Respondent Parkes AGREES that, should he wish to  
6 participate in the mortgage broker industry in Washington as a Designated Broker or in any other capacity, he shall fully  
7 and completely comply with the Mortgage Broker Practices Act and the rules adopted thereunder, and any and all other  
8 relevant statutes and regulations in place at that time.

9           **I. Future Application for Mortgage Broker License.** It is AGREED that the conduct giving rise to the  
10 issuance of the above-referenced Statement of Charges will not be considered by the Department in the assessment of  
11 any future application for mortgage broker license in the state of Washington, in the event Respondent Parkes wishes to  
12 pursue such application.

13           **J. Voluntarily entered.** It is AGREED that Respondent Parkes has voluntarily entered into this Consent  
14 Order, which is effective when signed by the Director's designee.

15           **K. Completely Read, Understood , and Agreed.** It is AGREED that Respondent Parkes has read this  
16 Consent Order in its entirety and fully understands and agrees to all of the same.

17           **L. Cooperation with Department.** It is AGREED that Respondent Parkes will cooperate fully, truthfully  
18 and completely with the Department on any matter relating to Affordable Mortgage/ATM/Loan One and Robert  
19 Christiansen.

20 **RESPONDENT:**

21  
22 \_\_\_\_\_  
23 Cameron T. Parkes

\_\_\_\_\_  
Date

24  
25 THIS ORDER ENTERED THIS 17<sup>th</sup> DAY OF June 2004.

CONSENT ORDER  
CAMERON T. PARKES

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Presented by:  
Deborah Bortner  
Financial Legal Examiner

/s/  
\_\_\_\_\_  
Chuck Cross  
Director and Enforcement Chief  
Division of Consumer Services  
Department of Financial Institutions